

City Copy
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UTILITIES EASEMENT CERTIFICATE

THE CITY OF RIVERSIDE BEING THE OWNER OF THE FOLLOWING DESCRIBED EASEMENT HEREBY CONSENTS TO THE MAKING AND FILING OF THE ANNEXED MAP

1. A RIGHT OF WAY RESERVED TO THE RIVERSIDE WATER COMPANY, AND ITS ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF ALL NECESSARY WATER DITCHES, PIPES, FLUMES AND APPARATUS FOR THE PURPOSES OF IRRIGATION AND DOMESTIC USE; THE EXACT LOCATION THEREOF NOT BEING DISCLOSED BY RECORDS.
2. THE EFFECT OF A RELEASE, RELEASING THE CITY OF RIVERSIDE FROM ALL OBLIGATION TO DELIVER IRRIGATION WATER TO THE LAND DESCRIBED HEREIN RECORDED FEB. 6, 1981, AS INSTR. NO. 22942 OF O.R. RIV. CO., CALIF.

DATED: FEB 5, 1987

FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES
BY: Dieter P. Wirtzfeld

IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA
TRACT NO. 18881
BEING A SUBDIVISION OF A PORTION OF LOT 8 IN BLOCK 27
OF LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY,
PER M.B. 1/70, RECORD OF SAN BERNARDINO CO., CALIFORNIA.

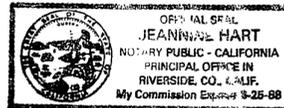
"FOR CONDOMINIUM PURPOSES"

AUGUST, 1985

ALBERT A. WEBB ASSOCIATES CIVIL ENGINEERS
RIVERSIDE CALIFORNIA

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE } S.S.
ON THIS 17TH DAY OF JUNE, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER D. CHAUSSEE AND RICHARD A. CHAUSSEE AND BEVERLY B. WINGATE PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS PRESIDENT AND SECRETARY OF CAL I, INC., A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.



WITNESS MY HAND AND OFFICIAL SEAL
Jeannine Hart
NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES 3-25-1988

SHEET 1 OF 3 SHEETS

FILED
ON FEB 13, 1987
AT 8:30, A.M.
WILLIAM E. CONERLY
COUNTY RECORDER
BY: Adrita Rogan
FEE \$10.00
NO 41880
BOOK 166 PAGES 9-11
FILED BY CITY CLERK
FIRST AMERICAN
SUB'DN G'TEE TITLE INSURANCE

OWNERSHIP

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR HAVE RIGHT, TITLE OR INTEREST IN THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN ON THE ANNEXED MAP; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND AND WE HEREBY CONSENT TO THE MAKING AND FILING OF SAID SUBDIVISION AND MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE. WE FURTHER HEREBY DEDICATE FOR CONSTRUCTION AND MAINTENANCE OF ELECTRICAL FACILITIES, THE EASEMENT DESIGNATED AS "BLANKET P.U.E."

HARRISON SQUARE, LTD., A CALIFORNIA LIMITED PARTNERSHIP
BY: GENERAL PARTNERS

Roger D. Chaussee Richard A. Chaussee
ROGER D. CHAUSSEE RICHARD A. CHAUSSEE

CAL I, INC., A CALIFORNIA CORPORATION, AS TRUSTEE, DEED OF TRUSTS REC'D. SEPT. 19, 1984, AS INSTR. NO'S. 203532, 203535 AND 203540 AND REC'D. MAR. 3, 1986, AS INSTR. NO. 48487, O.R. RIV. CO.

Roger D. Chaussee Beverly B. Wingate
PRES. SEC.

FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, AS TRUSTEE, DEED OF TRUST, REC'D. AUG. 21, 1985, AS INSTR. NO. 187427, O.R. RIV. CO.

Barbara J. Hunter Hal Thomas
ASST. VICE PRES. ASST. SEC.

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE } S.S.



ON THIS 16TH DAY OF JUNE, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROGER D. CHAUSSEE AND RICHARD A. CHAUSSEE PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS THE GENERAL PARTNERS OF HARRISON SQUARE, LTD., A CALIFORNIA LIMITED PARTNERSHIP THAT EXECUTED THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT SUCH PARTNERSHIP EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

SEPT. 16, 1988 Alice A. Floodine
NOTARY PUBLIC IN AND FOR SAID STATE

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA } S.S.
COUNTY OF RIVERSIDE } S.S.

ON THIS 18 DAY OF JUNE, 1986, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ROBERT C. WALES AND WILLIAM D. GARDNER PERSONALLY KNOWN TO ME AND/OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS ASST. VICE PRESIDENT AND ASST. SECRETARY OF FIRST AMERICAN TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT, AND KNOWN TO ME TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

MY COMMISSION EXPIRES WITNESS MY HAND AND OFFICIAL SEAL

9-6-88 Dieter P. Wirtzfeld
NOTARY PUBLIC IN AND FOR SAID STATE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE WITHIN MAP; THAT THE SUBDIVISION SHOWN HEREON IS SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF TRACT NO. 18881, WHICH WAS APPROVED BY THE RIVERSIDE CITY PLANNING COMMISSION ON NOVEMBER 3, 1983, AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE CALIFORNIA GOVERNMENT CODE) AND OF TITLE 18 OF THE RIVERSIDE MUNICIPAL CODE APPLICABLE AT THE TIME OF THE APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH; THAT I AM SATISFIED THAT THE MAP IS TECHNICALLY CORRECT; THAT THE EASEMENTS FOR SEWERS AND DRAINAGE FACILITIES AS SHOWN ON THE MAP HAVE BEEN APPROVED; THAT PLANS FOR DRAINS, DRAINAGE WORKS, AND SEWERS SUFFICIENT TO PROTECT ALL LOTS IN THE SUBDIVISION FROM FLOOD HAVE BEEN APPROVED; THAT A COMPLETE SET OF PLANS COVERING ALL IMPROVEMENTS HAS BEEN FILED WITH THE PUBLIC WORKS DEPARTMENT AND THAT THE SAME HAVE BEEN CHECKED AND APPROVED; AND THAT ALL IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORD WITH THE APPROVED PLANS OR THAT THE SUBDIVIDER HAS ENTERED INTO AN AGREEMENT WITH THE CITY OF RIVERSIDE COVERING COMPLETION OF ALL IMPROVEMENTS AND SPECIFYING THE TIME FOR COMPLETING THE SAME.

DATED: FEB. 6, 1987 ROBERT C. WALES, R.C.E. 18703
DIRECTOR OF PUBLIC WORKS

BY: William D. Gardner
DEPUTY R.C.E. 11405

UTILITIES CERTIFICATE

I HEREBY CERTIFY THAT THE SUBDIVIDER NAMED ON THIS MAP HAS DEPOSITED WITH THE CITY OF RIVERSIDE PUBLIC UTILITIES DEPARTMENT SUFFICIENT FUNDS OR MADE THE REQUIRED ARRANGEMENTS AND PROVISIONS FOR THE INSTALLATION OF WATER AND ELECTRIC FACILITIES NECESSARY TO PROVIDE SERVICE TO ALL PARCELS AS SHOWN ON THIS MAP; AND THAT ALL PUBLIC UTILITY EASEMENTS SHOWN ARE SUFFICIENT FOR ALL REQUIREMENTS OF THE ELECTRIC AND WATER DIVISIONS OF THE DEPARTMENT OF PUBLIC UTILITIES OF THE CITY OF RIVERSIDE.

DATED FEB 5, 1987 FOR BILL D. CARNAHAN
DIRECTOR OF PUBLIC UTILITIES

BY: Dieter P. Wirtzfeld

CITY TREASURER

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THE REAL PROPERTY SHOWN ON THIS MAP IS NOT SUBJECT TO ANY SPECIAL ASSESSMENTS, BONDS AND/OR LIENS WHICH HAVE NOT BEEN PAID IN FULL. THIS CERTIFICATE DOES NOT INCLUDE ANY SPECIAL ASSESSMENTS, THE BONDS OF WHICH HAVE NOT BECOME A LIEN UPON SAID PROPERTY.

DATED Feb. 3, 1987 H.E. BREWER, CITY TREASURER

BY: H.E. Brewer

SOIL REPORT

A PRELIMINARY SOIL REPORT WAS PREPARED ON THE 25TH DAY OF NOVEMBER, 1985, AS REQUIRED BY THE HEALTH AND SAFETY CODE OF CALIFORNIA, SECTION 17953: BY LEIGHTON AND ASSOCIATES

CITY CLERK'S CERTIFICATE

RESOLVED: THAT THIS MAP CONSISTING OF THREE (3) SHEETS BE AND THE SAME IS HEREBY ACCEPTED AS THE FINAL MAP OF TRACT NO. 18881, AND THE EASEMENTS ARE HEREBY ACCEPTED AS PUBLIC EASEMENTS, AND THE CITY CLERK IS HEREBY AUTHORIZED AND DIRECTED TO ATTEST SAID MAP BY SIGNING HER NAME THERETO AS CITY CLERK OF RIVERSIDE, STATE OF CALIFORNIA, AND AFFIX THE OFFICIAL SEAL OF SAID CITY THERETO.

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ACCEPTED BY THE MAYOR AND COUNCIL OF THE CITY OF RIVERSIDE THIS 10th DAY OF February, 1987.



ALICE A. HARE
CITY CLERK OF THE CITY OF RIVERSIDE

BY: Alice A. Hare

TAX COLLECTOR

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE REAL PROPERTY SHOWN ON THE ANNEXED MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES THAT ARE NOW A LIEN BUT ARE NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$_____.

DATED February 2, 1987 R. WAYNE WATTS
COUNTY TAX COLLECTOR

BY: Anita Brooks
DEPUTY

TAX BOND

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$_____ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA, CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH AT THE TIME OF FILING OF THIS MAP WITH THE COUNTY RECORDER ARE A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

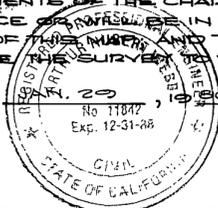
DATED _____, 19____ GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

BY: _____

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED CIVIL ENGINEER OF THE STATE OF CALIFORNIA, AND THAT THIS MAP CONSISTING OF THREE (3) SHEETS CORRECTLY REPRESENTS A TRUE AND COMPLETE SURVEY MADE UNDER MY SUPERVISION DURING DECEMBER, 1984; THAT ALL MONUMENTS OF THE CHARACTER AND LOCATION SHOWN HEREON ARE IN PLACE OR HAVE BEEN IN PLACE WITHIN (1) YEAR FROM THE RECORDING DATE OF THIS MAP, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED Feb. 29, 1986 A. ROBERT WEBB
R.C.E. EXPIRATION DATE: DEC. 31, 1988



BY: A. Robert Webb
A. ROBERT WEBB R.C.E. 11842
1039/95 1048/3 1048/178 84-246

M.B. 166/9

CITY
Copy

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TRACT NO. 18881

BEING A SUBDIVISION OF A PORTION OF LOT 3 OF BLOCK 27 OF LANDS OF RIVERSIDE LAND AND IRRIGATION COMPANY PER M.B. 1/70, RECORD OF SAN BERNARDINO CO., CALIFORNIA.

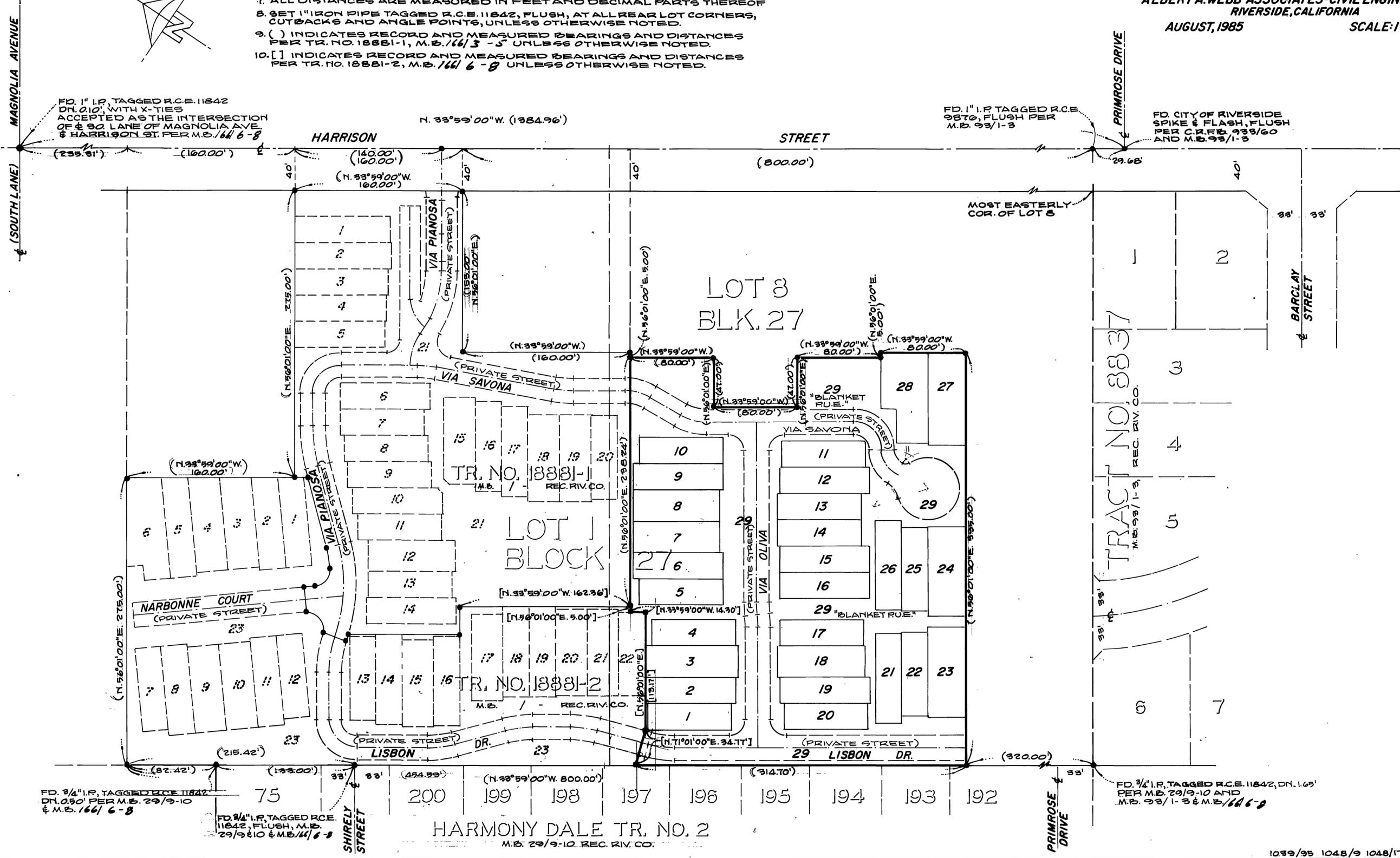
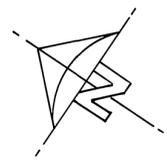
"FOR CONDOMINIUM PURPOSES"
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

AUGUST, 1985

SCALE: 1" = 60'

ENGINEER'S NOTES

1. BASIS OF BEARINGS IS THE CENTERLINE OF HARRISON STREET AS N. 33°59'00"W. AS PER M.B. 93/1-3, REC. RIV. CO.
2. ● INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 18881-1, M.B. 166/3-5 REC. RIV. CO. UNLESS OTHERWISE NOTED.
3. ■ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 18881-2, M.B. 166/6-8 REC. RIV. CO., UNLESS OTHERWISE NOTED.
4. ○ INDICATES SET 1" IRON PIPE FLUSH, TAGGED R.C.E. 11842.
5. THIS TRACT CONTAINS 2.74 ACRES.
6. LOT 29 IS A COMMON LOT AND CONTAINS 1.27 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS, CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
9. () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 18881-1, M.B. 166/3-5 UNLESS OTHERWISE NOTED.
10. [] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 18881-2, M.B. 166/6-8 UNLESS OTHERWISE NOTED.



M.B. 166/10

M.B. 166/10

CITY COPY

166/11

SHEET 3 OF 3 SHEETS
IN THE CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA.

TRACT NO. 18881

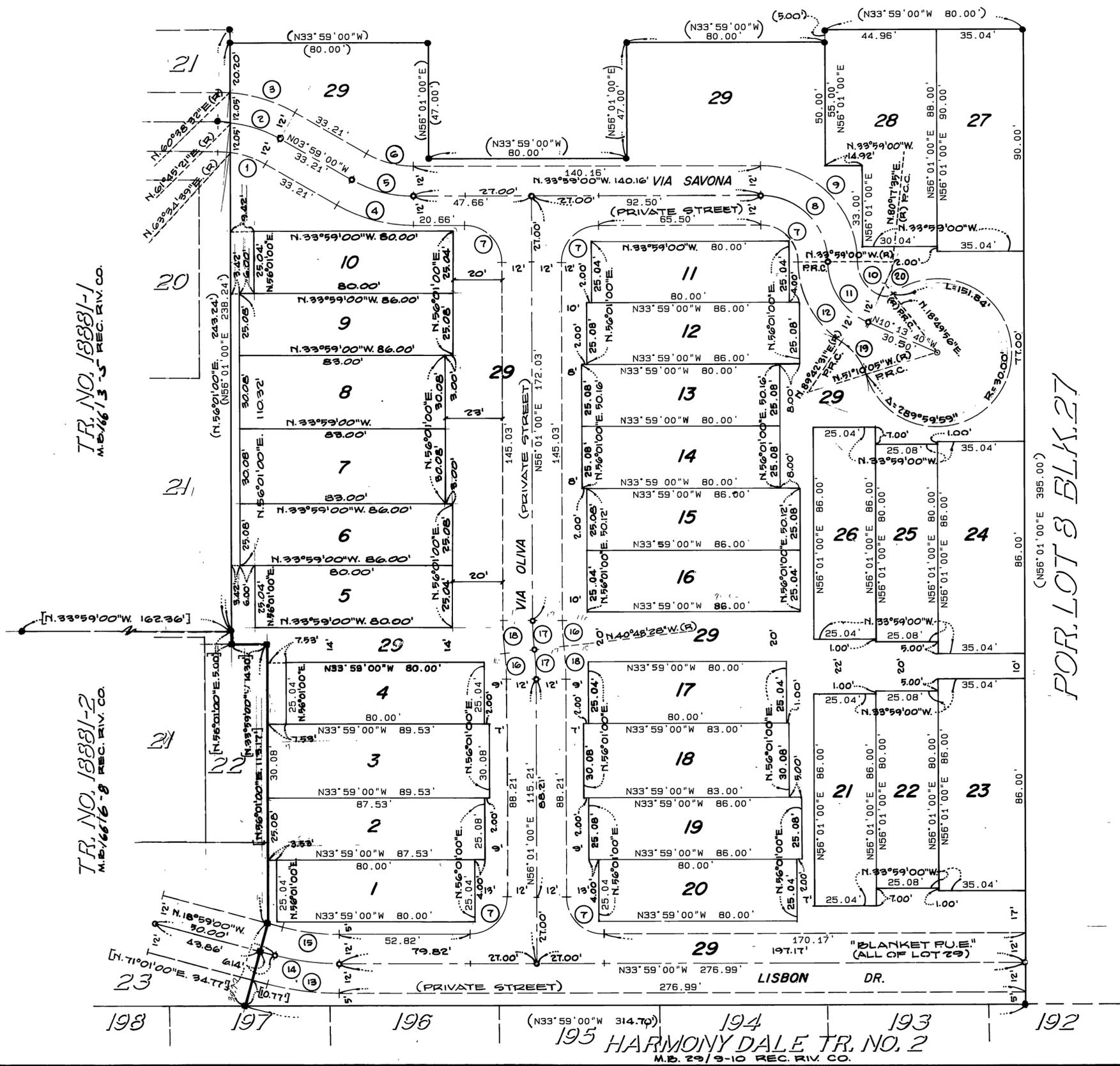
BEING A SUBDIVISION OF A PORTION OF LOT 8 IN BLOCK 27 OF
LANDS OF RIVERSIDE LAND AND IRRIGATING COMPANY, PER M.B.
1/70, RECORD OF SAN BERNARDINO CO., CALIFORNIA.

"FOR CONDOMINIUM PURPOSES"
ALBERT A. WEBB ASSOCIATES-CIVIL ENGINEERS
RIVERSIDE, CALIFORNIA

AUGUST, 1985

SCALE: 1"=30'

POR. LOT 3
BLK 27



TR. NO. 18881-1
M.B. 166/13-5 REC. RIV. CO.

TR. NO. 18881-2
M.B. 166/16-8 REC. RIV. CO.

ENGINEER'S NOTES:

1. BASIS OF BEARINGS IS THE CENTERLINE OF HARRISON STREET AS N. 33° 59' 00" W. AS PER M.B. 93/1-3, REC. RIV. CO.
2. ● INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 18881-1, M.B. 166/13-5 REC. RIV. CO., UNLESS OTHERWISE NOTED.
3. ■ INDICATES FOUND 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, PER TR. NO. 18881-2, M.B. 166/16-8 REC. RIV. CO., UNLESS OTHERWISE NOTED.
4. ○ INDICATES SET 1" IRON PIPE FLUSH, TAGGED R.C.E. 11842.
5. THIS TRACT CONTAINS 2.74 ACRES.
6. LOT 29 IS A COMMON LOT AND CONTAINS 1.27 ACRES.
7. ALL DISTANCES ARE MEASURED IN FEET AND DECIMAL PARTS THEREOF.
8. SET 1" IRON PIPE TAGGED R.C.E. 11842, FLUSH, AT ALL REAR LOT CORNERS CUTBACKS AND ANGLE POINTS, UNLESS OTHERWISE NOTED.
9. () INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 18881-1, M.B. 166/13-5 UNLESS OTHERWISE NOTED.
10. [] INDICATES RECORD AND MEASURED BEARINGS AND DISTANCES PER TR. NO. 18881-2, M.B. 166/16-8 UNLESS OTHERWISE NOTED.

CURVE DATA				
NO.	Δ	R	L	T
1	22° 26' 21"	38.00'	14.88'	7.54'
2	24° 15' 39"	50.00'	21.17'	10.75'
3	25° 22' 28"	62.00'	27.46'	13.96'
4	30° 00' 00"	62.00'	32.46'	16.61'
5	30° 00' 00"	50.00'	26.18'	13.40'
6	30° 00' 00"	38.00'	19.90'	10.18'
7	90° 00' 00"	15.00'	29.56'	15.00'
8	90° 00' 00"	27.00'	42.41'	27.00'
9	90° 00' 00"	39.00'	61.26'	39.00'
10	65° 43' 24"	15.00'	17.21'	9.69'
11	66° 14' 40"	27.00'	45.09'	17.62'
12	56° 18' 23"	39.00'	38.33'	20.87'
13	15° 00' 00"	112.00'	29.32'	14.75'
14	15° 00' 00"	100.00'	26.18'	13.17'
15	15° 00' 00"	88.00'	23.04'	11.59'
16	06° 49' 28"	88.00'	10.48'	5.25'
17	06° 49' 28"	100.00'	11.91'	5.96'
18	06° 49' 28"	112.00'	13.34'	6.68'
19	39° 07' 23"	29.00'	17.07'	8.88'
20	61° 27' 40"	5.00'	5.96'	2.97'

M.B. 166/11

M.B. 166/11